



COUNCIL WORK SESSION
Tuesday, September 1, 2015
6:30 p.m.
Coon Rapids City Center
Conference Room 1

Call to Order

Pursuant to Minnesota Statute 13D.04, subd. 2, the City Council will meet in work session to discuss the following:

1. Discuss Sand Creek Park Building Improvements; City Project 15-16

Other Business

Adjourn



City Council Work Session

1.

Meeting Date: 09/01/2015

Subject: Discuss Sand Creek Park Building Improvements; City Project 15-16

From: Tim Himmer, Public Works
Director

INTRODUCTION

Staff would like to update the City Council on the status of the Sand Creek Park building improvements.

DISCUSSION

If Council may recall, bids for the Sand Creek Park building improvements were reviewed at the July 21, 2015 regular Council meeting, with the recommendation and action being to not award a contract due to cost considerations. Since that time staff has met with the architect, construction manager, Building Official, and the Lions to discuss value engineering options to reduce costs. Attached is the proposal from the architect to partially redesign the warming house/concession building with alternative building materials. It is estimated that this redesign would net construction cost savings in the range of approx. \$100K - \$200K. Additionally, as recommended on July 21st, the bidding environment should also improve at the beginning of the year and attract additional contractors, which would potentially save the City an additional \$100K +/-.

The proposed design revisions include:

- The use of wood framed structural insulated panels (SIPs) vs. an all masonry block building. These SIPs are prefabricated panels that could be installed much faster, and offer other ancillary savings for fireproofing & insulation (all one package).
- The previous interior finish would remain unchanged (see attached graphic).
- The exterior finish would go from concrete block to high compression EFIS material (a sample will be available for viewing at the meeting). This EFIS material is apparently very strong and can withstand the blow of a 20 lb. sledgehammer. The EFIS comes in many different colors, so the exterior color scheme of the building would not change drastically (just the material).

The architect has stated that a decision on this matter should be made within two weeks to keep the schedule progressing for redesign, specification updates, and a early 2016 bid. Staff is seeking direction from the Council on how they would like to proceed.

RECOMMENDATION

Staff recommends that the City Council accept the proposal for the Sand Creek Park building redesign in an amount not to exceed \$18,940.

BUDGET IMPACT:

The total project estimate for the building package was \$1.2M. The low bids received on July 21st totaled approx. \$1.5M, and an additional \$200,000 is required for general conditions on the project (dumpsters, Biffs, specialty inspections, project management, etc.). Funding for this project is proposed to come from the Facilities Construction Fund.

Attachments

Redesign Proposal

Interior & Exterior Elevations

City of Coon Rapids - Sand Creek

Design Services thru Bidding Services

Architectural		
Task / Description / Scope		
Warming House, Restrooms, Mechanical Room, Concession Stand, Storage Room	Design Phases	
Initial Design		\$0.00
Design Development		\$0.00
Construction Documents		\$7,600.00
Project Specifications		\$500.00
		\$0.00
		\$0.00
All Design Phases		\$8,100.00
ReBidding Hourly not to exceed		\$1,140.00
	Sub Total	\$9,240.00
Exclusions:		
Hourly Rate		
Principal		\$135.00
Senior Project Architect		\$110.00
Project Architect		\$95.00
CAD Technician		\$65.00

Structural

Task / Description / Scope		
Concession Building: Normal Shear walls, wood framed building with SIP Panels	Design Phases	In Fee
Foundation Plans		N/A
Roof Framing Plans		In Fee
Structural Details and Notes		In Fee
All Design Phases		\$3,500.00
ReBidding		included above
Sub Total		\$3,500.00
Exclusions:		
Moment frame design		
Hourly Rate		
Principal		\$140.00
Senior Staff Engineer		\$115.00
CAD Technician		\$75.00

Mechanical

Task / Description / Scope		
HVAC Drawings	Design Phases	\$1,200.00
HVAC Specifications		In above
Plumbing and Gas Piping Drawings		\$2,600.00
Plumbing and Gas Piping Specifications		In above
All Design Phases		\$3,800.00
Fire Protection Hazard Classification and Performance Specs		\$400.00
Bidding Phase		included above
Sub Total		\$4,200.00
Exclusions:		
Water / sewer utility work outside 5' of building		
Mini Shelters or other park features		
Refridgeration equipment		
Fire protection layout (by F.P. provider)		
Landscape Irrigation		
Sewage or Storm pumps or basins		
Propane storage		
Full commercial kitchen features.		
Owner Start up or Commissioning		
Drawings or specs related to hazardous conditions		
Hourly Rate	Principal Engineer	\$125.00

Electrical		
Task / Description / Scope		
Building Lighting and Power Plans	Design Phases	
Security, Voice and Data Rough-in ONLY		
Electrical Details and Diagrams		
Electrical fixture schedules		
Project Specifications		
	All Design Phases	\$1,500.00
	Bidding Phase	included above
	Sub Total	\$1,500.00
Exclusions:		
	Site Lighting	
	Security, Voice and Data	
	Generator	
Hourly Rate		
	Principal Engineer	\$125.00

	Project Sub Total	\$18,440.00
	Reimbursables	\$500.00
	TOTAL PROJECT FEE	\$18,940.00

PLOT SCALE

PRINTED: 

FILE NAME:



1 IMAGE 1
FROM PARKING - WARMING ROOM AND CONCESSION



2 IMAGE 2
CONCESSION SALES AND PICNIC TABLES



3 IMAGE 3
FROM SKATING RINKS




4 IMAGE 4
WARMING ROOM / PROGRAM SPACE ENTRY AND CONCESSION SALES

NOTES:

PROJECT NAME:
CITY OF COON RAPIDS, MN
SAND CREEK PARK SITE IMPROVEMENTS
WARMING HOUSE / CONCESSION BUILDING
SAND CREEK PARK, COON RAPIDS, MN

PROJECT NUMBER:	14-22
DATE OF ISSUE:	APRIL 10, 2015
DRAWN BY:	ANC
CHECKED BY:	JLD, ANC

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT


DATE: APRIL 10, 2015
LICENSE NUMBER: 15840

REVISIONS:

SHEET NAME:

EXTERIOR
RENDERED
IMAGES

SHEET NO:
A002

PLOT SCALE

PRINTED: 

FILE NAME:



1 IMAGE 1
WARMING ROOM INTERIOR - LOOKING NORTH



2 IMAGE 2
WARMING ROOM INTERIOR LOOKING SOUTH



3 IMAGE 3
WARMING ROOM INTERIOR - SOUTHWEST CORNER




4 IMAGE 4
WARMING ROOM INTERIOR - NORTH EAST CORNER

NOTES:

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DATE: APRIL 10, 2015
SIGNATURE: 
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REVISIONS:

SHEET NAME:

INTERIOR
RENDERED
IMAGES

SHEET NO:

A003